

178.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

694,800 / 694,800

APPRAISED: 694,800 / 694,800

USE VALUE: 694,800 / 694,800

ASSESSED: 694,800 / 694,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GALLAGHER CHRIS M MONICA N

Owner 2:

Owner 3:

Street 1: 103 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GALLAGHER CHRIS M & MONICA N -

Owner 2: -

Street 1: 103 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1889 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	7									401,100						401,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5100.000	293,700		401,100	694,800		120675
							GIS Ref
							GIS Ref
							Insp Date
							07/24/18

**Patriot**

Properties Inc.

USER DEFINED

Prior Id # 1:	120675
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:08:10
LAST REV Date	Time
08/28/18	14:35:41
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,700	0	5,100.	401,100	694,800		Year end	12/23/2021
2021	101	FV	284,800	0	5,100.	401,100	685,900		Year End Roll	12/10/2020
2020	101	FV	284,800	0	5,100.	401,100	685,900	685,900	Year End Roll	12/18/2019
2019	101	FV	222,300	0	5,100.	401,100	623,400	623,400	Year End Roll	1/3/2019
2018	101	FV	192,400	0	5,100.	338,100	530,500	530,500	Year End Roll	12/20/2017
2017	101	FV	192,400	0	5,100.	309,400	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	185,600	0	5,100.	263,600	449,200	449,200	Year End	1/4/2016
2015	101	FV	184,700	0	5,100.	229,200	413,900	413,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLAGHER CHRIS	69828-260		8/25/2017	Convenience		1	No	No	
FEDERAL NATIONA	60803-540		12/21/2012	Bank Sale	305,000	No	No		
MOSQUERA GLORIA	60512-575		11/19/2012	Forclosure	328,195	No	No		
MOSQUERA GLORIA	50990-51		4/4/2008	Family		1	No	No	
MOSQUERA LISA A	49982-228		8/22/2007	Family	390,000	No	No		
BESSETTE VALERI	46360-561		10/27/2005		379,000	No	No		
MCPHERSON RICHA	27361-362		6/5/1997	Family		1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2015	1888	Addition	15,000					
1/28/2014	69	Heat App	8,850	C				
11/20/2013	1707	Addition	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
6/14/2016	Permit Visit	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/10/2014	Info Fm Prmt	EMK	Ellen K
3/31/2009	Inspected	189	PATRIOT
12/3/2008	Measured	355	PATRIOT
1/28/2006	MLS	MM	Mary M
12/21/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																		
Type: 6 - Colonial		Full Bath: 2	Rating: Average					NO ACCESS TO BMT FROM HSE.																																																																																						
Sty Ht: 1 - 1 Story		A Bath:	Rating:																																																																																											
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																																																																																											
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																																																																																											
Frame: 1 - Wood		1/2 Bath:	Rating:																																																																																											
Prime Wall: 4 - Vinyl		A HBth:	Rating:																																																																																											
Sec Wall:		OthrFix:	Rating:																																																																																											
Roof Struct: 1 - Gable		OTHER FEATURES																																																																																												
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																																																																																											
Color: GRAY		A Kits:	Rating:																																																																																											
View / Desir:		Fpl: 1	Rating: Average																																																																																											
GENERAL INFORMATION				CONDOS INFORMATION																																																																																										
Grade: C - Average																																																																																														
Year Blt: 1946		Eff Yr Blt:																																																																																												
Alt LUC:		Alt %:																																																																																												
Jurisdct: G17		Fact: .																																																																																												
Const Mod:																																																																																														
Lump Sum Adj:																																																																																														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																		
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good		26. %		Exterior:		No Unit		RMS	BRS	FL																																																																																		
Prim Int Wal 2 - Plaster		Functional:		%		Interior:		1		6	3	1																																																																																		
Sec Int Wall:		Economic:		%		Additions:																																																																																								
Partition: T - Typical		Special:		%		Kitchen:																																																																																								
Prim Floors: 3 - Hardwood		Override:		%		Baths:																																																																																								
Sec Floors:		Total:		26.4 %		Plumbing:																																																																																								
Bsmnt Flr: 13 - Earth		Basic \$ / SQ: 130.00				Electric:																																																																																								
Subfloor:		Size Adj.: 1.20584965				Heating:																																																																																								
Bsmnt Gar:		Const Adj.: 0.95949996				General:		Totals		1	6	3																																																																																		
Electric: 3 - Typical		Adj \$ / SQ: 150.412																																																																																												
Insulation: 2 - Typical		Other Features: 82500																																																																																												
Int vs Ext: S		Grade Factor: 1.00																																																																																												
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000																																																																																												
Heat Type: 1 - Forced H/Air		NBHD Mod:																																																																																												
# Heat Sys: 1		LUC Factor: 1.00																																																																																												
% Heated: 100		Adj Total: 399117																																																																																												
Solar HW: NO	Central Vac: NO	Depreciation: 105367																																																																																												
% Com Wal	% Sprinkled	Deprecated Total: 293750																																																																																												
MOBILE HOME				Make: [] Model: []				Serial # []				Year: []		Color: []																																																																																
SPEC FEATURES/YARD ITEMS												PARCEL ID 178.0-0005-0013.0																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																													
More: N Total Yard Items: [] Total Special Features: [] Total: []																																																																																														
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